

THE STATE BANK OF UTAH.

CAPITAL, FULLY PAID, - \$500,000.
SURPLUS, - \$25,000.CORNER MAIN AND SOUTH TEMPLE STS.
Salt Lake City, Utah.HERBERT J. GRANT, President.
WM. B. PRESTON, Vice-President.
HERBERT M. WELLS, Cashier.DIRECTORS:
Joseph F. Smith, Chas. S. Borton,
Wm. H. Howe, Nathl. W. Clayton,
Abraham H. Cannon, Frank Y. Taylor,
Spencer Clawson, Philo T. Farnsworth,
Elias Morris, E. M. Wallace,
Henry A. Woolley.

GENERAL BANKING BUSINESS.

Accounts collected, Large and Small.
Special Attention to Country Trade.
Collections a Specialty. Correspondence In-
vited.

BIG RENTAL INCOMES

Large Buildings in New York
With Large Incomes.

THE BEST CORNER IN THE CITY

The Equitable's Eight Hundred and Forty
Rooms Bring a Gross Income of About
\$300,000 a Year.

[For THE SUNDAY HERALD-Copyrighted.]

"The income from 140 office buildings in New York City, comprising, of course, all of the largest and a considerable number, if not all, of the downtown buildings constructed solely for office purposes, is said to be from \$5,000,000 to \$10,000,000 annually."

With this statement one of the leading real estate men of New York introduced his remarks to me on the subject of incomes of large buildings.

"When a capitalist starts out to put up an immense office structure he is going to figure to secure at least 5 per cent. on his investment," he continued. "With this in view he buys his land as near to the office-seeking community as possible, and then puts up a building which will net him at least \$4 a square foot of occupied room per year, and if possible as high as \$5 and \$6. There are few places in New York City where the rental income of any building is as high as the latter figure. At the corner of Wall and Broadway streets, across Wall street and within a radius of a block or two of that section, it is generally believed that the income is as high as \$4 a foot."

In fact, the bulk of the income from office buildings on Broadway does not equal the income of the comparatively few big buildings on Wall and Broadway streets.

Real estate men credit the Mills building with making more money for its owner than any single structure in the city, not



THE EQUITABLE BUILDING ON BROADWAY.

excepting the Equitable building with its 840 rooms. The net income from the Mills building is placed at \$150,000 a year, while the total structure, with the land upon which it stands, cost something like \$3,500,000. This means a net income on the capital invested of 6 per cent. It is in this building that ex-President Grover Cleveland occupies a suite of rooms for which he pays something like \$2,000 a year. The offices occupied by William M. Fries bring still more than that, while ex-Secretary Whitney and Dan Lamont pay \$4,000 on the fourth floor of that building for a very small suite of rooms.

The largest office building in the country is, of course, the Equitable, on Broadway. It covers an area of nearly an acre, and the



THE PROPOSED TWENTY-SIX STORY BUILDING AT THE FOOT OF BROADWAY.

central tower rises to a height of 172 feet from the ground. The building occupies an entire block with the exception of the Nassau street corner. It has a frontage on Broadway of 167 feet and on Cedar, 224 on Pine, and 46½ on Nassau.

The actual cost of construction has never been given out, but it was close to \$2,000,000. The income to the Equitable Life Insurance company, above and beyond all expenses, is said to be in the neighborhood of \$300,000. Conservative real estate men figure that this is perhaps 1 per cent. on the present valuation of the building and ground.

ANOTHER BIG RENTAL INCOME.

Next to the Mills building, in point of income from investment, comes that owned by Madame Horrell, just opposite the Equitable, on Broadway. The land was bought when values were low, and the building was put up during the panic of 1873 and

1884, when material was at the lowest point in the history of the building trade of the last thirty years. The income of \$40,000 a year keeps its owner in spending money during her stay abroad.

The effort to put up a building in which the rental price is under \$3 a foot of actual space occupied has almost invariably met with failure. Such well-known real estate men as E. A. Cruikshank and Horace S. Ely say that it is simply impossible to run an office building, with success financially, unless the rental is well above \$3.50 per year for every foot occupied.

Efforts are, of course, made to get at this desideratum by building as high into the air as the law allows. With this end in view the twenty-six story building, which is to go up on Lower Broadway, facing Battery place and fronting also on Greenwich street, has been designed by Architect Dickelberry. It is to be the largest business building in the world, and will also take first rank among the tall structures of both continents. From the top of the twenty-story main structure a great tower will lift its copper dome to an altitude of 550 feet above the street level. There will be over 3,000 offices on the twenty-six floors, all of which will be open to light and air. The tower is to be a useful adjunct, for it will contain offices on six floors. The total cost of the building will be \$4,000,000.

It is believed that the income of the building will be \$300,000, while the expenses of running it are estimated at \$20,000 annually, outside of taxes and insurance.

At present the highest office building in existence is

THE PULITZER STRUCTURE, which rises 275 feet above the level of the street. The total number of rooms in the building is 288, of which 79 are occupied by the World, and the remainder are let for business purposes. It is said that the gross income, exclusive of the World department, is \$175,000 a year.

Among the latest buildings to go up is the new Central Trust company building, which is said to have an income of close to \$75,000 a year. Then there is the new office building on the corner of Broad and Beaver streets, owned by Mrs. John A. Morris, which is said to have a net income of over \$50,000. The Edison building, on Broad street, is another one of the new office buildings to go up in the search for safe investments.



NEW JERSEY CENTRAL RAILROAD OFFICE BUILDING.

Real estate men place the incomes of the Mechanics' Bank building, corner of William and Wall streets; of the Central Trust, on Hanover street; of the United States Trust company, on Wall street, and of the Cotton Exchange, at all the way from \$50,000 to \$100,000 annually.

Temple Court is one of the most successful office buildings in the United States. It is said to cost something like \$1,500,000, and is said to be the most profitable building in the city. The gross income, although actual figures have never been given out.

It will interest the public to know what it costs to run a building like the Equitable, the Mills, the Potter, the Times, the Tribune, the World or

It will be remembered, perhaps, that ex-Alderman Cleary, when on the stand during the boodle trial, announced that his income as janitor of the Equitable building was over \$7,000 a year. In other words, Mr. Cleary, who is still the janitor, is given a credit for running the help in the building and making, or rather made, as much as he could out of the arrangement. The salary of the engineer in the Equitable building is said to be something like \$2,000 a year. Under him are two assistants and three firemen. There are ten elevators in the building, and the cost of running these is placed at \$5,000 a year. The water bill in the Equitable is understood to average over \$1,000 a year, while the consumption of coal, which, of course, covers the lighting expense, is over 2,000 tons per year. Thus figuring up these extraordinary expenses, together with the ordinary help in the building, such as scrub women and sweepers, overers, etc., and the total expense will be found to be not short of \$30,000 a year.



THE EDISON BUILDING.

In the Aldrich buildings, on Broadway, the expenses are placed at about \$13,000 for each of the structures. In Aldrich Court there are 273 rooms and in the corner building 290. The water bill for these buildings last year was \$50, while the consumption of coal was about 400 tons.

DAVID WECHSLER.

To overcome the marks of age, all who have gray beards should use Bucking-ham's dye for the whiskers, the best and cleanest dye made for coloring brown or black.

DESERET NATIONAL BANK,

SALT LAKE CITY, UTAH.

Paid in Capital, - - - \$500,000.00.
Surplus, - - - \$500,000.00.L. S. HILLS, President. MOSES THATCHER, Vice-President.
H. S. YOUNG, Cashier.DIRECTORS:
L. S. HILLS, MOSES THATCHER, W. W. RITER, J. T. LITTLE,
JAMES SHARP, D. H. PEERY, GEORGE ROMNEY, JOHN R. HARNES,
F. W. JENNINGS, HENRY DINWIDDIE, J. C. CUTLER, JOHN S. WINDER,
E. R. ELDREDGE.

A GENERAL BANKING BUSINESS TRANSACTED

Safe Deposit Vaults, Absolutely Burglar and Fire-proof, Rents, \$3 to \$25 per year

CORRESPONDENTS—New York City: American Exchange National Bank and Knickerbocker Bank; Chicago: Union National Bank; St. Louis: Mechanics' Bank; Omaha: First National Bank and Nebraska National Bank; Denver: Colorado National Bank; San Francisco: Bank of California; London: Melville, Phipps & Co.

THE MERRY MAN.

John Kendrick Bawls Flies Away at last.

To cure the grip take a tablespoonful of prussic acid, mix this with two grains of carbolic acid and forty-four grains of



A SURE CURE.

strychnine. Shake well and take a small wine glass full every two hours until relief comes.

Should you be exposed at any time to social intercourse with pugilists refrain from commenting upon the brutality of the prize ring and the general lack of common honesty and virtue among the prize fighters. This is one of the most unbecoming things a man of ordinary physique can do.

The philosopher who said: "Give me the man who whistles at his work" was wise. He knew the whistling would drive everybody away and that the man's work could, therefore, not be interfered with.



DON'T BE A CLAM.

Don't be a clam is good advice. Pray like it. O. G. Dope. In days when oysters are not ripe the clam gets in the soup.

An aeronaut cut west—a simple minded youth—neglected to get any gas for his balloon. He is said to be waiting for the McKinley bill to send it up.

It is said that Henry James does not like Dickens and Thackeray because they go in ahead of him and spoiled all the good stories James wanted to tell before he had a chance.

Mr. Howells becomes thoroughly saturated with his subject before he undertakes to write about it. This has even the rule of his life, and it is for this reason that Mr. Howells never writes stories in which strong drink figures.

Mr. Stanley's books have usually been written with an ivory tusk dipped in his own urine. Zanzibar. It makes a most effective manuscript.

Lord Tennyson's poems are written on a lot of paper tape, and then cut to suit the meter desired by the poet. They are there-



LORD TENNYSON WRITING POEMS BY THE MILL.

sent to the Queen, who arranges the lines according to her fancy. This arrangement, while peculiar, shifts the responsibility from the shoulders of the Laureate to those of Her Majesty, with the result that Her Majesty can't help being pleased.

The later work of Mr. Robert Louis Stevenson has been recited in a photograph in the same tongue and sent to the Hon. Charles A. Dana to translate into English. The results have been highly satisfactory.

Much interest has been evinced by readers in the methods by which the late Mrs. Fleming and the deceased Mr. Conway have prepared the stories which are still appearing over their names. It has been said that Mr. Conway's have been written on asbestos, but concerning Mrs. Fleming's work nothing is known save that they indicate that there is somewhere an author of strong imaginative powers.

The inimitable Mr. Stockton's strange



MR. STOCKTON WRITES HIS NOVELS AT ONCE.

at once and thus mixes the rest. This does not send them off to the publisher with the results which are so well and delightfully known to the public.

"Young Dillie thinks 'sometimes,' said she, Amid the Dorcas buzz."



HE REALLY THINKS.

"I know this for a fact, for he, When I said: 'It doth rain, Chappie,' Replied: 'I think it does.'"

Alas! the change! In the spring the young man's fancy used to turn to sentiment. But to-day on other questions altogether is it cent.

For the age has changed completely, and we're not what once we were. And to-day's love story shall now be a conscious of its cure—



IN THE SPRING A YOUNG MAN'S FANCY LIGHTLY TURNS TO THOUGHTS OF LOVE.

"This I think a rather subtle and the nearest to his day— Though I believe in all conscience that the rhythm that now we get From the pen of Baron Alfred, great Victoria's curate."

If perchance you don't believe me I say you may not do so. Think of love in merry springtime, if you do my poem run. Pray you listen well unto me, think, O reader, well on this—

So the young man of your circle think this spring of some fair miss!

Her foundation cannot be laid than the real merit which is the solid base for the monumental success of Hood's Sarsaparilla.

Good looks are more than skin deep, depending upon a healthy condition of all the vital organs. If the liver be inactive, you have a bilious look, if your stomach be disordered, you have a dyspeptic look, and if your kidneys be affected you have a pinched look. Secure good health and you will have good looks. Electric Bitters is the great alterative and tonic, acts directly on these vital organs. Cures pimples, blotches, boils, and gives a good complexion. Sold at A. C. Smith's drug store, 50c per bottle.

Children Cry for Pitcher's Castoria.

When Baby was sick, we gave her Castoria. When she was a Child, she cried for Castoria. When she became a Woman, she clung to Castoria. When she had Children, she gave them Castoria.

THE AMERICAN Fire Insurance company, of Philadelphia, will insure you against fire.

PROBATIONER HOPELESS, YET SAVED. From a letter received from Mrs. Ada S. Hurd, of Groton, S. D., we quote: "Was taken with a bad cold, which settled on my lungs, cough set in and finally terminated in Consumption. Four doctors gave me up, saying I could live but a short time. I was taken up to my Saviour, determined I would not stay with my friends on earth. I would meet my absent ones above. My husband was advised to get Dr. King's New Discovery for Consumption, Coughs and Colds. I gave it a trial, took in all eight bottles; it has cured me, and thank God I am now a well and hearty woman. Trial bottles free at A. C. Smith & Co.'s drug store, regular size 50c and \$1.00."

ZION'S SAVINGS BANK

W. WOODRUFF, President. AND TRUST COMPANY, GEO. M. CANNON, Cashier.

Nos. 1, 3 and 5, East Temple, cor. South Temple, Salt Lake City, Utah.

SAVINGS BUSINESS

ATTENDED TO WITH CARE AND DISPATCH.

5 Per Cent Interest Allowed, Compounded Quarterly.

SAFETY DEPOSIT BOXES FOR RENT.

DIRECTORS: WILFORD WOODRUFF, GEORGE Q. CANNON, JOSEPH F. SMITH, ANGUS M. CANNON, JAMES JACK, HERBERT J. GRANT, T. G. WEBBER, H. B. CLAWSON, GEORGE REYNOLDS.

The Oldest and Largest Savings Bank in Utah.

CAPITAL, \$250,000. SURPLUS, \$25,000.

AMERICAN NATIONAL BANK

Organized October, 1890. (Successor to the Bank of Salt Lake.)

SALT LAKE CITY, UTAH.

INTEREST PAID ON DEPOSITS. Money to lend on improved real estate by Jas. H. Bacon.

DIRECTORS—James H. Bacon, President; H. M. Bacon, Vice-President; F. L. Holland, Cashier; W. H. Ireland, Assistant Cashier; E. B. Wickes, Judge J. W. Judd, Secretary; Elijah Sells, M. J. Gray, E. W. Sosa, A. L. Thomas, S. M. Jarvis, Judge S. G. Tappan.

T. R. JONES, S. J. LYNN.

T. R. Jones & Co. BANKERS

SALT LAKE CITY, UTAH.

CAPITAL, \$300,000. SURPLUS, \$20,000.

Commercial National Bank OF SALT LAKE CITY.

Cor. Second South and Commercial Sts.

General Banking in All Its Branches.

Issues Certificates of Deposit payable on demand, bearing interest if left a specified time. Sells Drafts and Bill of Exchange on all principal cities in the United States and Europe.

DIRECTORS: Geo. M. Downey, Pres., W. P. Noble, V. Pres., Thos. Forsyth, Cash., F. H. Americh, John J. Daly, O. J. Salisbury, Moylan C. Fox, Frank H. Dyer, John W. Donnell, Cashier.

ESTABLISHED 1873.

McCORMICK & CO., BANKERS.

SALT LAKE CITY, UTAH.

A General Banking Business Transacted.

Collections Promptly made on All Points in the West and Northwest. Careful attention given to Consignments of Cattle and Haulage. Exchange and Transferable Transfers on the Principal Cities of the United States and Europe.

PRINCIPAL CORRESPONDENTS: New York—Messrs. J. & W. Seligman & Co., Bank, Knickerbocker Bank, and Bank of America; Chicago—Commercial National Bank, San Francisco—First National Bank, Omaha—Omaha National Bank, St. Louis—National Bank of Commerce, Kansas City—National Bank of Kansas City, Denver—Denver National Bank, City National Bank, Pueblo—First National Bank, Portland, Oregon—First National Bank, London—Martin's Bank (Limited) 55 Lombard street.

CAPITAL, FULLY PAID, \$400,000.00. SURPLUS, 40,000.00.

JOSEPH SIMON UNION NATIONAL BANK

United States Depository.

Transacts a General Banking Business.

SAFE DEPOSIT VAULTS FIRE AND BURGLAR PROOF.

J. R. WALKER, President. M. H. WALKER, Vice-President. M. J. CHERMAN, Cashier. L. H. FARNSWORTH, Asst. Cashier. J. R. WALKER, JR., Asst. Cashier.

Sole Agents for the Pasteur Philippe & Co. Watches. Souvenirs in Tea, Coffee and Orange Spoons. The finest and largest assortment in the city. Tourists will find here the most unique designs to select from.

All the Latest Novelties in Gold and Silver.

Our store has lately been enlarged and refitted and newly stocked, and we now have the most equipped Jewelry House in the West.

JOSLIN & PARK.

We are the only authorized City Jewelers.

SPECIAL ATTENTION TO MAIL ORDERS.

EST. 1873. JOSLIN & PARK, JEWELERS, 110 and 112 Main Street.

DEALERS IN Diamonds, Watches, Jewelry and Silverware.

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JOSLIN & PARK.

UNION PACIFIC SYSTEM

The Through Car Line

TRAINS ARRIVE AND DEPART AT SALT LAKE CITY DAILY, AS FOLLOWS:

(Effective January 13, 1892.)

ARRIVE:

From all points east: 4:00 a.m.

From Butte, Portland, Logans, Park City and San Francisco: 10:45 a.m.

From all points east: 1:30 p.m.

From Ogden and Cache Valley points: 7:30 p.m.

From Ogden and intermediate points: 9:30 p.m.

From Juab, Bunkie and intermediate points: 5:40 p.m.

*For terminus, Tooele and intermediate points: 4:10 p.m.

DEPART:

For all points east: 7:00 a.m.

For Butte, Portland, Logans, Park City and Cache Valley points: 10:30 a.m.

For Cache Valley points and Park City: 3:30 p.m.

For all points east and San Francisco: 6:50 p.m.

For Kaniaka, Juab and intermediate points: 7:30 a.m.

*For terminus, Tooele and intermediate points: 4:40 p.m.

*Daily, Sundays excepted.

*Does not run between Juab and Milford on Sundays.

CITY TICKET OFFICE, 201 MAIN ST.

Gen'l Agt. Pass'g Dept. D. E. HURLEY.

S. H. H. CLARK, C. S. MILLER, R. L. LOMAX, Gen'l Mgr. G. Traffic Mgr. G. P. & T. Agt.

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